

**ALCOA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MINUTES  
August 19, 2021  
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on August 19, 2021, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Jim Buchanan, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson, Megan Brooks and Ashley Miller were present as city staff.

**APPROVAL OF MINUTES:**

The minutes of the July 15, 2021, meeting were declared approved, as submitted, and requested to be filed.

**REQUESTS FOR PRELIMINARY/FINAL APPROVAL:**

**Consideration of a request by David Poe (Batson, Hines, Norvell & Poe) to replat eight (8) lots into one (1) lot, Bowery Properties, Airport Highway, Starlite Road and Reed Road (Tax ID 009I A 007.00-011.02) (Project PLT-21-030).**

Staff recommended approval of the preliminary and final plat, subject to the following stipulations:

- 1) A revised plat denoting—
  - a. Addition of the centerline calls for the entire frontage along Alcoa Highway;
  - b. Addition of the centerline calls for the entire frontage along Starlite Road, as dedication may be required (Note this is the centerline from the right-of-way, not the pavement, as the pavement may not be centered in the right-of-way);
  - c. Addition of dedication of right-of-way along Reed Road to be 25-feet from centerline, as the roadway is classified as a local street on the City of Alcoa's Major Thoroughfare Plan/Map (Note that dedication along Starlite Road may be required and will be assessed once a centerline call is provided, with said to also be maintained at 25-feet from centerline);
  - d. Addition of all owners names and the associated telephone numbers;
  - e. Addition of a callout that the asphalt drive along the exterior property boundary with Lot 12 is to be removed at the time of development (the Stephenson Property);
  - f. Addition of the survey's signature;
  - g. Addition of "Reservation Area for Future TDOT Road Project" to the plat, in lieu of the typical frontage road easement being added, for future notice of the TDOT Right-of-Way expansion;
  - h. Revision to plat notes as follows:
    1. Rewording of Plat Note # 2 to state that "Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines and street rights-of-way, and five feet on each side of all interior lot lines. There shall be easements per utility provider's specifications for all as-built utilities, unless otherwise noted";
    2. Rewording of Plat Note #5 to state Lot 10R;
  - i. Addition of plat notes as follows:
    1. Purpose of the plat to include the ROW dedication along Reed Road;
    2. "The asphalt drive located on the property, adjacent to the exterior property boundary with Lot 12, shall be removed at the time the property is developed" (Note that See Plat Note \_\_\_\_ shall be labeled at the asphalt drive);
    3. "All new utilities shall be installed underground at time of development, unless otherwise approved";

4. "Reed Road is classified as a residential local street on the City of Alcoa's Thoroughfare Plan, which requires a dedication of right-of-way to be 25-feet from centerline of the roadway in conformance with the Alcoa Standards for Land Subdivision Regulations." (Note that the same shall be revised to include Starlite Road, if a dedication is determined upon review of further survey data);
5. "Easements, if any, following former lot lines are hereby released upon recording of this plat, unless otherwise noted";
6. "At the time of development, public sidewalks shall be installed along all road frontages, or an appropriate equivalent be provided, and be designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes";
7. "An area along the property's Alcoa Highway frontage has been identified as reserved for future TDOT right-of-way expansion and public ingress/egress, as part of the long-range transportation improvement plan for the State Route 115 (US 129) Alcoa Highway corridor" (Note that See Plat Note \_\_\_\_ shall be added to area);
- j. Removal of certifications for:
  1. CERTIFICATE OF COMMON AREAS DEDICATION;
  2. CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES;
- 2) Approval by engineering;
- 3) Approval of utilities (Note that this plat is still under review for utilities);
- 4) Execution of the necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

**Consideration of a request by Jason Stark (Reagan Investments) to replat one (1) lot into five (5) lots, former Vose School Property, 1304 Locust Street (Tax ID 036E H 026.00) (Project DEV-19-081).**

Staff recommended approval of the preliminary and final plat, subject to the following stipulations:

- 1) A revised plat denoting—
  - a. Removal of Lot 4 or denoting Lot 4 as an Open Space lot to be in keeping with the Request for Proposal approval by the Alcoa Board of Commissioners at the November 10, 2020, meeting and to be in keeping with concept plan approved conditionally on April 15, 2021 (Note that an open space minimum of 5% will apply, with stormwater management to also be evaluated/Note that all or portions of said areas are typically held within a separate lot for common maintenance, etc.);
  - b. Addition of the relocated parking area (once in place) and any other existing site conditions (Note that the existing parking area is to be removed prior to the recording of this plat, with the new parking lot to be in place, as improvements will otherwise be traversing lot lines);
  - c. Addition of a consolidated mail center to service all lots;
  - d. Addition of any utility easements, if necessary;

- e. Adjustment to the company logo and Certification of Survey Accuracy, as the design overlaps the text;
  - f. Addition of the survey's seal and signature;
  - g. Addition of plat notes as follows:
    - 1. Purpose of the plat;
    - 2. "The gravel drive encroachment located on the property (and adjoining Lots 10 and 11) shall be removed at the time the property is redeveloped" (Note that See Plat Note \_\_\_\_ shall be labeled at the asphalt drive);
    - 3. "All new utilities shall be installed underground at time of development, unless otherwise approved";
    - 4. "Utility, construction and drainage easements shall be 10 feet on the inside of all exterior lot lines and street rights-of-way, and five feet on each side of all interior lot lines. There shall be easements per utility provider's specifications for all as-built utilities, unless otherwise noted";
    - 5. "Easements, if any, following former lot lines are hereby released upon recording of this plat, unless otherwise noted";
    - 6. "At the time of development, public sidewalks shall be installed along all road frontages, or an appropriate equivalent be provided, and be designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes";
    - 7. "Five percent (5%) (XXX acres) of total land area is dedicated to open space as shown on this plat";
    - 8. Notation, if applicable, for identification of reference to any historic preservation deed restrictions that may be established by the city as part of property sale;
  - h. Addition of certifications for:
    - 1. CERTIFICATE OF COMMON AREAS DEDICATION;
    - 2. CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES;
    - 3. CERTIFICATE OF APPROVAL OF STORMWATER;
  - i. Addition of area for open space dedication, with said area to be a minimum of five percent (5%);
  - j. Addition of existing centerline measurement along Locust Street, with said only shown opposite the centerline of this property;
- 2) Removal of all improvements (i.e., parking, etc.) that may be traversing lot lines prior to the recording of this plat;
  - 3) Approval by engineering;
  - 4) Approval of utilities (Note that this plat is still under review for utilities);
  - 5) Execution of the necessary signatures and recording of plat; and,
  - 6) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**Consideration of a request by Randy White (C2RL Engineering, Inc.) for a revised plat to replat one (1) lot into two (2) lots, Springbrook Farms Development, former Alcoa**

**West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # PLT-19-046).**

Staff recommended preliminary and final plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Addition of “Centennial Park Boulevard (80’ Common Driveway/JPE)” to section of common area lot bound between Pauling Street and Tesla Boulevard, and also adjoining Lot 6R2-2 (Note that this section is opposite the same to be constructed east of its intersection with Tesla Boulevard);
  - b. Addition of Joint Permanent Easement (JPE) along a portion of proposed Lot 6R2-1’s Pauling Street frontage, with said to be placed centerline to and opposite from driveway access to and from Lot 6R1-6, be a minimum of 40 feet in width, have boundary calls and be extended to proposed Lot 6R2-2;
  - c. Revising lot numbers from Lots 6R2-1 and 6R2-2 to Lots 6R2-4A and 6R2-4B;
  - d. Addition of plat note stating “A joint permanent vehicular and pedestrian cross access easement for ingress and egress on, over, upon and across Lot 6R2-4A to Lot 6R2-4B for the benefit of Lot 6R2-4B is hereby established, as shown. Land area and driveway improvements to be placed thereon shall be maintained jointly by owners of Lots 6R2-4A and 6R2-4B.” (Note that “(JPE) See Plat Note \_\_, \_\_\_\_ Sq Ft, \_\_\_\_ Acres” shall be added to easement area for its identification and reference to plat note);
  - e. Removal of Certificate of Ownership and Dedication for Springbrook Farms HP, LLC, as said entity is not an owner of this lot proposed for division;
  - f. Revision to plat notes as follows:
    1. Replacement of “Lots 6R2-1 and 6R2-2” with “Lots 6R2-4A and 6R2-4B”, Plat Note 2;
    2. Replacement of “...Portions of Lots 1 and 5...”, fourth line of Plat Note 9, with “...Portions of Lot 1 (as replated into Lots 1R1, 1R1-1 and 1R1-2) and Lot 5...”;
    3. Replacement of “Lots 6R2-1 and 6R2-2” with “Lots 6R2-4A and 6R2-4B”, Plat Note 10;
    4. Rewording of Plat Note 12 to state “Current Zoning District: Lots 6R2-4A and 6R2-4B (“E-1 Planned Commercial Unit Development”)”;
  - g. Revision to title of Tax Map reference box, bottom right corner, with “Replat of Lot...” to be replaced with “Replat of Lot 6R1-4 into Lots 6R2-4A and 6R2-4B”;
  - h. Revision to title block for replacement of “Lots 6R2-1 and 6R2-2” with Lots 6R2-4A and 6R2-4B”;
  - i. Revision to Sheet No. from “S.23” to “S.20”, as it appears the last plat recordings for Springbrook Farm occurred under Blount County Map Files 4060A and 4060B (Note that last recording file for this subdivision needs to be verified);
  - j. Revision to plat notes as follows:
    1. Replacement of “Lots 6R2-1 and 6R2-2” with “Lots 6R2-4A and 6R2-4B”, Plat Note 2;
    2. Replacement of “...Portions of Lots 1 and 5...”, fourth line of Plat Note 9, with “...Portions of Lot 1 (as replated into Lots 1R1, 1R1-1 and 1R1-2) and Lot 5...”;
    3. Replacement of “Lots 6R2-1 and 6R2-2” with “Lots 6R2-4A and 6R2-4B”, Plat Note 10;
    4. Rewording of Plat Note 12 to state “Current Zoning District: Lots 6R2-4A and 6R2-4B (“E-1 Planned Commercial Unit Development”)”;

- 2) Submittal, review and approval of a concept plan (at a minimum at the block level within the Springbrook Farm development) for these two (2) lots, prior to the plat being recorded for identification of determined plat revisions that may be necessary, as conceptual level planning is a requirement of the Planned Commercial Unit Development District (Note that concept conflicts, if any, may precipitate a need for further review and approval of the plat);
- 3) Approval by engineering;
- 4) Approval of utilities;
- 5) Execution of the necessary signatures and recording of plat; and,
- 6) Meeting all other city requirements.

Commissioner Johnson made a motion to defer the preliminary and final plat, noting that the parcel is within a planned zoning district and the need for a concept plan for the entire parcel to ensure the developability of both proposed lots. Commissioner Thompson seconded the motion to defer the item, and it passed unanimously.

**Consideration of a request by Randy White (C2RL Engineering, Inc.) for a replat of three (3) lots for minor modifications of the existing boundaries Lots 8R2-2, 8R2-3 and 8R2-4, Springbrook Farm S/D, former Alcoa West Plant Property, Tesla Boulevard at Centennial Park Boulevard (Tax ID 036K A 015.00, 016.00 and 017.00) (Project # PLT-XX-XXX).**

Staff recommended approval of the preliminary and final plat, subject to the following:

- 1) A revised plat denoting—
  - a. Removal of second sheet, as no boundaries of 8R2 are being modified (Note that if this is not the case, the second sheet is to remain);
  - b. Identification of “Lots 8R2-2, 8R2-3 and 8R2-4”, as “Lots 8R3-2, 8R3-3 and 8R3-4” (i.e., with the “3” placed after 8R representing the third revision to the original Lot 8);
  - c. Adjustment to acreages for each of these three (3) modified lots (Lots 8R3-2, 8R3-3 and 8R3-4) (Note that the acreage calculations have not been updated);
  - d. Rewording of title block to state “Replat of Lots 8R2-2, 8R2-3 and 8R2-4” into Lots 8R3-2, 8R3-3 and 8R3-4”;
  - e. Rewording of additional title block reference under “Survey For:” to state “Replat of Lots 8R2-2, 8R2-3 and 8R2-4”, with “Tax Map, Group and Parcel” numbers to also be reflected and “Total Acreage” updated (Note that the Tax ID #'s have not been updated/Note that DB/PG to also be verified);
  - f. Plat notes updated as follows—
    1. Rewording Plat Note 2 to state “Survey Requested For: Replat of Lots 8R2-2, 8R2-3 and 8R2-4 into Lots 8R3-2, 8R3-3 and 8R3-4, for a minor modification to expand a portion of Lot 8R3-3, with Lot 8R3-3 to be for access to said lots until such time the same is accepted as public right of way by the City of Alcoa”;
    2. Updating Lot # references under Plat Note 11 (Lots 8R3-2, 8R3-3 and 8R3-4);
    3. Updating Lot # references under Plat Note 17 (i.e., “...Lot 8R3-3 is hereby established for the sole...”, as well as “...at such time Lot 8R3-2 or 8R3-3 develops, whichever...”);
    4. Updating Lot # references under Plat Note 18 (i.e., “...access to and from Tesla Blvd shall be restricted to lot 8R3-3 and 8R1-1...”);

5. Revision to Sheet No. from "S.16" to "S.21", with the above plat to first be recorded (i.e., S.20), or vice versa, as it appears the last plat recordings for Springbrook Farm occurred under Blount County Map Files 4060A and 4060B (Note that last recording file for this subdivision needs to be verified);
  6. Provide for multiple ownership signature blocks (i.e., Airport Center Development Partners, LLC and Tenn OZ Partners I, LLC), with updated ownership info to be denoted at each of the three (3) lots;
- 2) Approval by engineering;
  - 3) Approval of utilities;
  - 4) Execution of the necessary signatures and recording of plat; and,
  - 5) Meeting all other city requirements.

Commissioner Buchanan made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

REQUESTS FOR PRELIMINARY APPROVAL:

**None.**

REQUESTS FOR FINAL APPROVAL:

**None.**

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

**Consideration of a rezoning request from General Business District "E" to Mixed Use District "E-3" for Tax ID 046E G 015.00 and 15.01, to include the assignment of Mixed-Use District "E-3" to the former Davies Street Right-of-Way, located on N. Hall Road.**

Staff advised that the item was related to previous actions to replat the properties and close the former Davies Street right-of-way. Staff noted that the request at this time was to rezone the two parcels from General Business District "E" to Mixed Use District "E-3". Additionally, as staff noted, the requests include assigning the zoning District of "Mixed Use District "E-3" to the former Davies Street right-of-way now closed and absorbed into the two parcels. Staff explained that the intent for the rezoning was to provide for a mixed-use element on Lot 1R-2 to complement the existing brewery/restaurant operation on Lot 1R-1. Staff stated that the general area was designated as "Retail-General Business", per the Alcoa Future Land Use Plan/Map. Staff informed that the applicant also requested rezoning Tax ID 046E G 014.00 (City of Alcoa). However, as staff further informed, given the applicant was not the property owner a consideration to rezone said parcel was premature at this time.

Staff recommended adoption of PC Resolution 2022-04, recommending the referenced rezoning to the Alcoa Board of Commissioners. Commissioner Johnson made a motion to adopt PC Resolution 2022-04, with Commissioner Rochelle seconding. The motion passed unanimously.

**Consideration of a request by Thalonius "Theo" Stone (Atwell, LLC), on behalf of TN Alcoa Mills 600, LLC, for a text amendment to the Mixed Use District, "E-3", zoning classification (minimum lot widths for detached structures).**

Staff advised that the item was presented last month and was adopted by a majority vote for adoption of the same by the Alcoa Board of Commissioners. Staff further advised that the item was passed also by a majority vote by the Alcoa Board of Commissions during a Special Called Meeting of July 23, 2021. However, staff noted, in response to neighborhood concerns and a willingness by the developer to continue to work with staff to refine the plan, which had not yet been fully designed and approved outside of the concept, the developer requested that the item be deferred on second reading. Staff further noted that the public hearing, as advertised, did occur during the meeting. Staff stated that the second reading and public hearing was held during the boards regular meeting of August 10, 2021, and members of the public were present and spoke to the item.

Staff explained that a revision to the amended text previously presented was now before them. Staff noted that the amendment offered an added neighborhood protection measure to ease concerns. Staff advised that lots may only be reduced to 45 feet when opposite the borders of existing residential established and of a different zoning classification. Staff added that the action before them was to recommend an amended version of the previous amendment to the district, noting that these regulations would apply citywide to any areas zoned or that may be in the future Mixed-Use District.

Staff recommended adoption of PC Resolution 2022-05, a resolution rescinding and replacing PC Resolution 2022-03, and too recommending an amended version of an amendment of the minimum lot width provision for detached structures, to include added criteria for façade width reductions, as well as a provision for expanded lot widths when an alleyway is not provided, to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopt PC Resolution 2022-05, with Chairman Williams seconding. Chairman Williams called for a vote with Commissioners Johnson, Rochelle, Thompson, and Chairman Williams voting aye and Commissioner Buchanan voting nay. The motion passed on a 4-1 vote.

CONCEPT PLAN APPROVAL:

**Consideration of a request by Brandy Zachary (Arnold Consulting Engineering Services, Inc.) for concept plan approval for commercial buildings and mixed-use apartment and retail buildings, located at the corner of Marconi Boulevard and Tesla Boulevard (Tax ID 036K A 012.00) (Project DEV-21-031).**

Staff recommended concept plan approval, subject to the following:

- 1) A revised concept plan denoting—
  - a. Addition of location map;
  - b. Expansion of sidewalks within lot reserved for “Common Driveways Easement” from five (5) feet to seven (7) feet, with said to be extended from back of curb along both sides of Franck Street (as shown to be extended) and along property’s Hertz Street frontage (Note that sidewalks are to be in conformance with approved sidewalk detail for private right-of-way lots within Springbrook Farm/Note also that sidewalk shall be extended along linear frontage of Proposed Lot 1 at existing driveway cut curbed radius shown to be modified/closed);

- c. Addition sidewalk connection from Franck Street (as shown to be extended) to Marconi Boulevard (Note that said may involve the addition of a stairway section due to change in grade elevation);
  - d. Addition of pedestrian connections, to include crosswalk sections, from Franck Street sidewalk to Lots 1, 2, 3 and at south end of Lot 6 (i.e., from Franck Street to main building entrances of each);
  - e. Addition of stop bars within Franck Street, at its intersection with Hertz Street, for creation of stop conditions per engineering study, review and approval;
  - f. Addition of stop bars at crosswalks and at driveway intersections with main drives placed throughout development areas;
  - g. Expansion of Lot 3 to provide (at a minimum) 100 linear feet from centerline of main drive shown to be shared with Lot 2 and centerline of main drive shown to be shared with "future development area lot" (Lot 4);
  - h. Addition of open space/landscaping buffer to southern portion of drive-thru area on Lot 3, providing for separation between main two-way driving aisle to be shared with Lot 4, with said be terminated prior to dumpster area (Note that drive shown to connect the main north and south shared drives may continue to identify the drive-thru with a striped aisle separation/This is due to fact said drive serves only to connect and has limited parking adjoining it);
  - i. Addition of Lot 2R1-2 to existing Franck Street notation, with Lot 2R1-1 also added to Texas Roadhouse/a lot adjoining this development concept;
  - j. Addition of callout, or other similar notation, stating "Proposed expansion of Lot 2R1-2 for Common Driveway Esmt. (Franck Street extended)" to portion of Franck Street shown to be extended;
  - k. Addition of info to "Development Summary" as follows:
    - 1. Addition of setbacks under "Minimum Setbacks, Peripheral Setback 35', as follows:
      - A. Front Yard 35' per Approved Development Plan;
      - B. Side Yard 10' per Approved Development Plan;
      - C. Rear Yard 10' per Approved Development Plan;
    - 2. Addition of sidewalk notation as follows:  
**"Sidewalks w/in Private ROW"**  
Franck Street and along property's Hertz Street frontage to be installed in conformance with approved detail for private right-of-way lots platted within Springbrook Farm";
  - l. Addition of circulation sheet for identification of fire truck and garbage truck routes shown to be achievable via provided vehicle templates;
- 2) Submittal, review and approval of a detail site plans by the Alcoa Municipal/Regional Planning Commission, as well as the same for exterior building elevations, as each lot develops, and for expansion of Franck Street, with said to include detailed reviews for engineering, stormwater management, fire and utilities, etc. (Note that fire access and circulation is to be studied further, including dumpster locations, with an overall circulation sheet to be incorporated into plan sets for identification of fire truck and garbage truck routes shown to be achievable via provided vehicle templates);
- 3) Submittal, review and approval of a preliminary/final subdivision plat by the Alcoa Municipal/Regional Planning Commission for recording (Note that private right-of-way lot/an extension of Franck Street is to remain under commercial covenants, conditions and



restrictions established and recorded for Springbrook Farm for maintenance of all improvements to be installed within said right-of-way);

- 4) Submittal, review and approval of a detail landscaping plans by the Alcoa Tree Board, as each lot develops; and,
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the concept plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

OLD BUSINESS:  
**None.**

NEW BUSINESS:

**Consideration of a request by Jason Stark (Reagan Investments) for site plan approval for a redevelopment, 4 apartment units within the former Vose School Building, 1304 Locust Street (Tax ID 036E H 026.00) (Project DEV-19-081).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. Expansion of drive aisle and point of ingress/egress to the site to be a minimum of 25 feet in width;
  - b. Addition of public sidewalks along road frontages, or as may otherwise be satisfied by applying an appropriate equivalent;
  - c. Revision to lot numbers to be consistent with the proposed plat;
  - d. Addition of solid waste container and screening detail;
  - e. Addition of bicycle parking and account for the parking in the Parking Tabulation Table;
  - f. Addition of utilities easements (Note the drainage swale on Lot 4 will need to be outside of the standard five (5) foot utility, construction and drainage easement);
  - g. Addition of a note that Lot 4 is for Common/Open Space purposes only on which no habitable structures may be placed;
  - h. Removal of the silt fencing shown off-site;
  - i. Addition of a demolition plan for the existing parking area off Locust Street;
  - j. Addition of a consolidated mail center to also service the new residential lots along Cedar Street;
  - k. Addition of handicap signage detail to include the "\$200 fine penalty" to the handicap signage;
- 2) Approval of engineering;
- 3) Approval of stormwater management and addition of associated easements (where applicable);
- 4) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward/provide lighting plan);
- 5) Approval by fire for site access and circulation;
- 6) Submittal, review and approval of a detail landscaping and tree replacement plan by the Alcoa Tree Board (Note the plan shall include tree fencing for the trees to remain);
- 7) Approval of solid waste location, pad and screening by Public Works and Engineering;

- 8) Installation of public sidewalks along all road frontages, or provide for appropriate equivalent, designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes (Note an option in this case is to contribute to the sidewalk reserve fund);
- 9) Recording of the preliminary and final plat at such time parking relocation and utility improvements have been completed for identification of the necessary public utility easements and other as-built improvements;
- 10) Submittal of homeowners' restrictive covenants and by-laws for attorney review and approval for maintenance of common open space areas and stormwater facilities, with said to also be recorded;
- 11) Addressing by E-911 Addressing, to include approval of the mail delivery method and location by the U.S. Postal Service;
- 12) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans).

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for an apartment development, 300 apartment units, Vital at Springbrook, Springbrook Farms Development, Tesla Boulevard and Centennial Park Boulevard (Tax ID 036K A 015.00 and 017.00) (Project # DEV-20-004).**

Staff recommended site plan approval, including approval of the exterior building design, as well as approval of a parking reduction of 4.2% of the required total of 494 (or 20 stalls), subject to the following:

- 1) A revised site plan denoting—
  - a. Modification of building setbacks for Buildings A and B, in conjunction with "to be" adjusted boundary lines of Centennial Park Boulevard (i.e., boundaries of Lot 8R2-3 reserved for future right-of-way dedication), with said to be no greater than 10 to 12 feet from each buildings adjoining boundary of Lot 8R2-3 (Note that modification is intended to provide public space area for sidewalk expansions, furnishings, open space improvements, and other public uses, at this gateway intersection into the future town center core/Note also that Centennial Park Boulevard is a primary road of the Mixed-Use District zone and maximum setbacks of 10 to 12 feet apply);
  - b. Addition of building setback lines (Note that minimum setback lines shall be identified at 10 feet along both sides of Centennial Boulevard and Werner Avenue, as well as along the side lot line of each lot/adjoining the additional town center core area and along the future right-of-way for "Proposed Road E of GSP Plan/Section Type B of SBF Plan", with 35 feet to be identified along Tesla Boulevard);
  - c. Addition of minimum setback measurements from each garage building wall/closest corner of each building to Werner Avenue ROW/property line;
  - d. Addition of lines or shadowing for future public ROW to adjoin Lot 8R2-4, with the same identified as "Proposed Road E of GSP Plan (Section B of SBF Plan)";
  - e. Adjustment to fences for Garden and Dog Park along "Proposed Road E of GSP Plan (Section B of SBF Plan)" for a distance of 10 feet in width from the boundary line/future ROW line and fencing;

- f. Addition of "Park" to "Centennial Boulevard" reference for "Centennial Park Boulevard (Future)", as well as Lot 8R2-3 identification to future right-of-way area;
- g. Addition of visibility triangles to both sides of driveway cut to and from Werner Avenue;
- h. Addition of shadowing (or similar) for identification of Food City's existing access cut to and from Werner Avenue, with any offset alignments to be studied further and be permissible only per engineering review and approval;
- i. Addition of Lot 8R1-1 identification to future right-of-way area for Werner Avenue;
- j. Addition of internal pedestrian connections to Werner Avenue (from Lot 8R2-2) and Tesla Boulevard (from Lot 8R2-4) (Note that connections previously identified include (i) connections from the existing sidewalks at each end of Building A to Werner Avenue and (ii) a connection from existing sidewalk at right front corner of Building B/Tesla Boulevard frontage to Tesla Boulevard/Note also that westernmost connection at end of Building A is to include a "mid-block" crosswalk for connection of pedestrian connection approved for pedestrian access to and from Food City at Werner Avenue/Shadow onto the drawing Food City's pedestrian connection for identification of crosswalk placement and alignment, etc.);
- k. Addition of "Note: Alcoa Municipal/Regional Planning Commission may approve up to a 10% parking reduction. Request by applicant is for consideration of a 4.2 reduction/Meeting of August 19, 2021" under "Parking Totals" (Automobile Parking), with the deficit calculation and reduction formula/calculation to be identified (Note that this notation is to remain on the plan set for explanation should the reduction requested be approved by Alcoa Municipal/Regional Planning Commission);
- l. Addition of bike count totals to "Building A" and Building "B" calculations (under Automobile Parking), with a total count required and provided to also be placed under "Parking Totals" (Note that total GFAs of all buildings need to be identified for reference with the calculation);
- m. Correction of ADA required count totals under both "Building A" and "Building B" (Automobile Parking) to state "Van Accessible ADA Required: 2 Spaces" and "Typical ADA Required: 7 Spaces";
- n. Deletion of "Total Parking Provided" to "Building B" (Automobile Parking)/the last line of text under "Building B";
- o. Addition of "(150 Residential Units Provided)" to "Building A" and the same to "Building B";
- p. Addition of bike rack locations, with bike rack detail to be provided;
- q. Addition of "Gate Material to be Fully Opaque" to "Gate Detail";
- r. Addition of identification label "Future Commercial Building" to area reserved for required commercial use component for this project (Note that commercial building will need to be forthcoming, as it is a required element of the plan);
- s. Addition of site data information for identification of existing and proposed land use, existing zoning, size of property, gross floor area (GFA) of all proposed structures, number of floors, height of structures, lot coverage calculations for impervious parking surface, as well as site's total impervious surface (square footage and percent (%) coverage), amount of disturbed area, tabulation of revision dates, etc.;
- t. Addition of density calculation stating "Total Area Representing Project = Lot 8R2-2 (4.51 acres) + Lot 8R2-3 (1 acre) + Lot 8R2-4 (5.41 acres) = 10.92 acres/475,675.20 square feet for a maximum density of 317 units (475,675.20/1,500 square feet of land

- area to be reserved per unit). Total number of units provided = 300 (150 within Building A and 150 within Building B);
- u. Addition of all open space improvements associated with “Pool Courtyard” and “Garden Courtyard” (i.e., soft and hardscape surface areas, etc.) (Note that these areas, in addition to the future commercial building, are design and open space amenities to be calculated toward open space, etc.);
  - v. Addition of open space calculation (square footage and percent), which is outside of pervious versus impervious surface, to include all land area housing the pool courtyard and amenities building (i.e., the amenities building will count toward open space) on Lot 8R2-2 and all land area housing the garden courtyard on Lot 8R2-4 (Note that the future commercial building area and supporting outdoor space dedicated to future commercial space shall be excluded);
  - w. Addition of:
    - 1. Calculation total for estimated commercially dedicated gross floor area that is to be reserved for future commercial, to include the gross floor area of outdoor space for dining;
    - 2. Calculation total for combined gross floor area of space dedicated to residential use (i.e., the two apartment buildings, the amenities building and four garage buildings);
    - 3. Calculation total of all gross floor area for both commercial and residential for identification of projects percentage of use dedicated to commercial and percentage dedicated for residential;  
(Note that the district has a provision that no one use may exceed 80 percent of the total districts land area);
  - x. Addition of drainage easement lines per Bl. Co. Map File 4113A, as attached, and as to be extended further into town center area per plat pending recording;
- 2) Revised exterior building elevations in public view from public roadways denoting—
- a. Adequate screening for any roof mounted equipment is maintained, if applicable, with said to be shadowed onto building elevations;
  - b. Addition of “Signage is to be submitted, reviewed and approved for separate permitting by City of Alcoa Planning” to elevation sheets that identify the potential for signage (Note that potential signage areas need to include label notations);
  - c. Addition of “A minimum window area of five percent (5%) has been provided on elevations in public view from a public roadway, which includes all elevations of Buildings A and B (with said having been met, as shown) and North, South and West Elevations of Amenities Building.”;
  - d. Addition of notations to all garage and maintenance buildings stating that “In lieu of providing for five percent (5%) window areas and wall projections/recesses in compliance with city’s exterior design provisions, vegetative screening is to be placed for screening of North, South and West elevations of Garage/Maintenance Buildings at Building A site and North, East and portion of West elevations of Garage/Maintenance Buildings at Building B site. These elevations are in public view from public roadways.”;
- 3) Approval of parking reduction of less than 10 percent by Alcoa Municipal/Regional Planning Commission, which calculates to 4.2% reduction or 20 parking stalls;

- 4) Installation of public sidewalk improvements associated with this project, to include the installation of pedestrian connections (to city specifications), with said to be ADA accessible and incorporated the necessary truncated domes;
- 5) Approval of engineering (pavement markings, stop bars within parking areas, crosswalks, traffic signage, etc.);
- 6) Approval of stormwater management;
- 7) Approval of soils management plan;
- 8) Approval of utilities, with all utilities to be underground;
- 9) Incorporating plan for exterior lighting consistent with Springbrook Farm fixtures and temperature matrix (Note that all building, signage and other site fixtures or accent lighting, including pole lighting applications, shall be designed and installed to project light downward);
- 10) Providing parking/pole lighting plan detail, as well as exterior fixture details for lighting to be mounted to the building, etc.;
- 11) Approval of solid waste locations and screening (to city specifications);
- 12) Approval of circulation and access by Fire;
- 13) Approval of a landscaping plan by the Alcoa Tree Board;
- 14) Maintaining of residential density not to exceed 317 dwelling units per acre, as no density bonus qualifies (i.e., vertical mixed-use must be integrated into a building to qualify), with said in this case calculated as follows: Lot 8R2-2 (4.51 acres) + Lot 8R2-3 (1 acre) + Lot 8R2-4 (5.41 acres) = 10.92 acres/475,675.20 square feet for a maximum density of 317 units (475,675.20/1,500 square feet of land area to be reserved per unit);
- 15) Maintaining of area for reserved "Future Commercial Building", with said required to be constructed/completed for conformance with Section 14-2.1307, Site Design, (3), Mix of Uses in Phased Developments, Mixed-Use District, "E-3", Zoning Ordinance, Sub-chapter 2.13, Title 14, Zoning and Land Use Control regulations of the Alcoa Municipal Code **and prior to the issuance of a FINAL Certificate of Occupancy on the last apartment building to be finalized;**
- 16) Construction/completion of Centennial Park Boulevard roadway, sidewalk and utility improvements, as well as improvements for Werner Avenue, prior to the issuance of any building occupancies;
- 17) Submittal, review and approval of revised plat by Alcoa Municipal/Regional Planning Commission, revising Lots 8R2-2, 8R2-3 and 8R2-4 for modification of portion of width of Lot 8R2-3 (i.e., lot reserved for future dedication of right-of-way for Centennial Park Boulevard) (Refer to 1a above);
- 18) Submittal, review and approval of "Plat of Correction" by Alcoa Municipal/Regional Planning Commission, at project's completion and in conformance with planned development provisions, to be recorded and reflect as-built site layout and any necessary public utility and water quality easements;
- 19) Approval by Blount County E-911 Addressing for assignment of addresses;
- 20) Approval by the US Postal Service for consolidated mail center; and,
- 21) Meeting all other city requirements (i.e., building plans review and approval, to include final site/development plan approval, for issuance of grading and building permits, as well as reviews and approvals for any applicable signage).

Commissioner Buchanan made a motion to approve the site plan, including approval of the exterior building design, as well as approval of a parking reduction of 4.2% of the required total of 494 (or 20 stalls), subject to staff's stipulations as presented. Chairman Williams seconded the motion, and it passed unanimously.

**Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.), on behalf of Alcoa City Schools, for site plan approval for an expansion to Alcoa Intermediate School, 1325 Springbrook Road (Tax ID 036L A 001.00) (Project # DEV-21-032).**

Staff recommended site plan approval, including approval of the exterior building design, subject to the following:

- 1) A revised site plan denoting—
  - a. Addition of location map;
  - b. Addition of existing boundary/right-of-way lines to survey and plan set drawings;
  - c. Addition of overall campus sheet, or partial campus sheet at a minimum, identifying a greater view of Alcoa High School main front drive (as adjusted) and the portion of Lodge Street reconfigured to intersect with Marconi Boulevard;
  - d. Addition of "Lodge Street Closed Previously by Ordinance 01-010/May 8, 2001" to "General Notes", with See Note \_\_\_\_ also placed at Lodge Street label;
  - e. Addition of total square footage to layout for both new and future expansions, to include existing school reference, as well as labeling and square footage to area identified for separate expansion at drop-off/east elevation of existing school (**Is the drop-off part of this project or should it be omitted from the drawing?**);
  - f. Addition of playground area to be relocated;
  - g. Addition of dumpster detail for pad and screening specifications, as well as gate screening detail for cooling tower;
  - h. Addition of notation to retaining wall stating that "A certification to the Building Official for retaining wall installation is required";
  - i. Revision to pedestrian termination island, hatched and adjacent to drop-off, with said to provide for elevated concrete sidewalk section accessible from asphalt drive, or otherwise buffered within a termination island;
- 2) Addition of the following to architectural elevations in view from public roadways:
  - a. Seal and signature of the licensed architect;
  - b. All roof mounted mechanical shadowed onto elevations for verification that said is adequately screened from view from public roadways;
  - c. Notations stating that "All roof mounted mechanical shall be screened out of view from public roadways";
  - d. Notations stating that "Total window areas comply with minimum five percent (5%) requirement of total elevation in view from public roadways (South and East Elevations)";
  - e. Notations stating that "Signage is to be submitted, reviewed and approved separately for permitting by City of Alcoa Planning";
- 3) Approval of engineering, to include, but not limited to, pavement markings/stop bars, traffic control signage, etc.;
- 4) Approval of stormwater management;

- 5) Approval of utilities, with all utilities to be underground (Note that all building, signage and other site fixtures or accent lighting, including pole lighting applications, shall be designed and installed to project light downward);
- 6) Approval of solid waste location, pad and enclosure by engineering, with screening to be maintained also;
- 7) Approval of landscaping plan by Alcoa Tree Board, including tree replacement;
- 8) Approval by Fire Department for on-site circulation/access;
- 9) Certification filed with the Building Official for installation of retaining wall;
- 10) Review and approval of plat, at project's completion, indicating as-built site layout, as well as public utility and stormwater management easements (as constructed and if/where applicable) by Alcoa Municipal/Regional Planning Commission for recording; and,
- 11) Meeting all other city requirements.

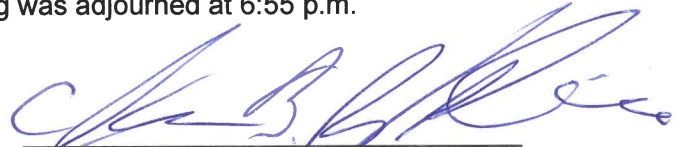
Commissioner Rochelle made a motion to approve the site plan, including approval of the exterior building design, subject to staff's stipulations as presented. Chairman Williams seconded the motion. Mr. Barry Brooks addressed the planning commission, noting concern with the budget restraints associated with screening the rooftop units. After some discussion, Commissioner Johnson stated that Mr. Brooks needed to get staff the elevation perspectives for review. Commissioner Johnson noted that view of the units would likely not be a problem given the sites elevation in relation to the public right-of-way and road improvements under construction. Chairman Williams called for a vote, and it passed unanimously.

OTHER BUSINESS:

**None.**

ADJOURNMENT:

Chairman Williams thanked his fellow planning commissioners and staff for all of the hard work and dedication to the city. There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, and the meeting was adjourned at 6:55 p.m.

  
Chairperson, Alcoa Regional/Municipal  
Planning Commission  
Secretary